

IN RE: PETITIONS FOR VARIANCE, W/S of
Ridgeway Ave. South, 1043.12' S
of the c/l of Ridgeway Avenue
(11222 Ridgeway Avenue South), &
W/S Ridgeway Avenue South, 890'
S of the c/l of Ridgeway Avenue
(11224 Ridgeway Avenue South) *
BEFORE THE * ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case Nos. 94-208-A and
94-209-A
Neal Jacobs, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as combined
Petitions for Variance for the subject properties, known as 11222 and 11224
Ridgeway Avenue South. The Petitions were filed by the owners of the
properties, Neal and Constance Jacobs. Within Case No. 94-208-A, the
Petitioners seek relief from Section 400.1 of the Baltimore County Zoning
Regulations (B.C.Z.R.) to permit an existing accessory structure (carport)
to be located in the side and front yards in lieu of the required rear
yard for the property known as 11222 Ridgeway Avenue South. In Case No.
94-209-A, the Petitioners seek relief from Section 1A04.3.b.3 of the
B.C.Z.R. to permit a side yard setback of 35 feet in lieu of the required
50 feet for a proposed dwelling, and from Section 400.1 of the B.C.Z.R. to
permit an accessory structure (proposed garage) to be located in the side
yard in lieu of the required rear yard for the property known as 11224
Ridgeway Avenue South. The relief sought in both cases is more particular-
ly described on the site plans marked as Petitioner's Exhibits 1.

Appearing on behalf of the Petitions were Neal Jacobs, legal
owner, and Bruce E. Doak, a Professional Land Surveyor who prepared the
site plan for the subject properties. Appearing as an interested party was
M. Lorraine Gover, a member of the family which owns an adjacent parcel.
There were no Protestants present.

Testimony and evidence presented revealed that the two lots which
are the subject of these Petitions were originally part of a larger tract
owned by the Gover family. That tract was comprised of approximately 15.25
acres, zoned R.C. 5. The R.C. 5 zoning remains in effect today and is
applicable to the lots in question. The Petitioners acquired a 2-acre lot
from the Gover family approximately 4 years ago. At that time, the proper-
ty was improved with the existing dwelling and carport now known as 12222
Ridgeway Avenue South. The Petitioners have apparently resided on this
property for the past 4 years. Recently, the Petitioners subdivided their
property to create two lots. In order to complete this subdivision, it
was determined that they would acquire additional property from the Gover
family. Actually, their acquisition was by an exchange of a portion of
the property previously purchased by the Petitioners 4 years ago. As
shown on the site plans, the Petitioners are to convey an irregularly
shaped parcel to the south of the subject property to the Gover family in
exchange for additional land to the north of the subject site. When this
exchange is completed, the Petitioners will then subdivide their property
to create two building lots. Proposed Lot 2 will be comprised of 1.008
acres and contain the existing improvements. Proposed Lot 1, which will
be comprised of 1.054 acres, is proposed to be developed with a single
family dwelling and detached garage. The Petitioners intend to move into
the new dwelling when completed and sell their present home on Lot 2.

As noted above, variances are required for both lots. For Lot 1,
a variance is needed to permit a setback distance from the side property
line of 35 feet in lieu of the required 50 feet for the proposed dwelling.
This setback is needed on the north side of the lot adjoining the Gover
property. It is to be noted that the balance of the Gover property is

- 2 -

unimproved, but for several sheds and outbuildings. Also requested for
Lot 1 is a variance to permit the proposed garage to be located in the
side yard on the south side of the property. As to Lot 2, a variance is
needed to legitimize the location of the existing carport. This carport is
a detached structure and is located on the north side of the lot towards
the front of the property.

Any Petition for Variance filed under the B.C.Z.R. is governed by
Section 307.1 thereof which requires that the Petitioner satisfy three
requirements. First, it must be shown that strict compliance with area
requirements would cause practical difficulty or undue hardship upon the
Petitioners. In essence, to prove practical difficulty for an area vari-
ance, the Petitioners must show that strict compliance with the require-
ments would unreasonably prevent the use of the property for a permitted
purpose or render conformance with the statute unnecessarily burdensome.
The Petitioner must also show that the relief requested can be granted so
as not to be detrimental to the surrounding locale. Lastly, Section 307
requires that the relief granted be within the spirit and intent of the
B.C.Z.R.

In this case, I am persuaded that the Petitioners have met their
burden and that the variances should be granted. As to the variance relat-
ing to the existing carport, it is to be particularly noted that this is
necessary to legitimize an existing use. The carport and dwelling on Lot
2 have existed on the property for many years. Thus, approval of the vari-
ance for the carport in this instance is appropriate. Moreover, the re-
quested variance for both the proposed garage and existing carport is
justified due to site constraints imposed by the topography of the land.
That is, it is to be noted that both lots slope to the rear and are densely

- 3 -

wooded. Placement of the proposed garage and existing carport on the
front portion of the lots is warranted in that construction in the rear is
prohibited by site constraints. Moreover, limiting the area to be dis-
turbed by construction to the front portion of this site is particularly
appropriate so as to prevent any impact on the residential properties to
the rear. For all of these reasons, relief from the strict application of
Section 400.1 of the B.C.Z.R. should be granted.

As to the side yard setback issue, I am also persuaded that the
relief requested should be granted. As noted above, the surrounding prop-
erty owned by the Gover family is unimproved and clearly, there will be no
detriment to the adjacent parcel by the granting of this variance. Again,
the site constraints imposed by the sloping of the property and densely
wooded nature of the rear of the site warrant a granting of the variance.
Construction of a garage and dwelling on proposed lot 1 must be side by
side in order to locate both on the property. Thus, a reduced setback
will result and is appropriate in this instance. For all of these rea-
sons, I will grant the variances requested. In my view, the Petitioners
have met their burden at law and the granting of the variances is appropri-
ate.

Pursuant to the advertisement and posting of the property, and
public hearing on these Petitions held, and for the reasons given above,
the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore
County this 30th day of January, 1994 that the Petition for Variance in
Case No. 94-208-A seeking relief from Section 400.1 of the Baltimore Coun-
ty Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure
(carport) to be located in the side and front yards in lieu of the re-

- 4 -

quired rear yard of the property known as 11222 Ridgeway Avenue South, in
accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance in Case No.
94-209-A seeking relief from Section 1A04.3.b.3 of the B.C.Z.R. to permit
a side yard setback of 35 feet in lieu of the required 50 feet for a pro-
posed dwelling, and from Section 400.1 of the B.C.Z.R. to permit an acces-
sory structure (proposed garage) to be located in the side yard in lieu of
the required rear yard of the property known as 11224 Ridgeway Avenue
South, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED,
subject to the following restriction:

- 1) The Petitioners may apply for their building
permit and be granted same upon receipt of this Order;
however, Petitioners are hereby made aware that pro-
ceeding at this time is at their own risk until such
time as the 30-day appellate process from this Order
has expired. If, for whatever reason, this Order is
reversed, the relief granted herein shall be rescinded.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

January 3, 1994

(410) 887-4386

Mr. & Mrs. Neal Jacobs
11222 Ridgeway Avenue South
Lutherville, Maryland 21093

RE: PETITIONS FOR VARIANCE
W/S of Ridgeway Avenue South,
1043.12' S of the c/l of Ridgeway Avenue
(11222 Ridgeway Avenue South); and
W/S Ridgeway Avenue South, 890' S of the c/l of Ridgeway Avenue
(11224 Ridgeway Avenue South)
Neal Jacobs, et ux - Petitioners
Case Nos. 94-208-A and 94-209-A

Dear Mr. & Mrs. Jacobs:

Enclosed please find a copy of the decision rendered in the
above-captioned matter. The Petitions for Variance have been granted in accor-
dance with the attached Order.

In the event any party finds the decision rendered is unfavor-
able, any party may file an appeal to the County Board of Appeals within
thirty (30) days of the date of this Order. For further information on
filing an appeal, please contact the Zoning Administration and Development
Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. M. Lorraine Gover
11310 Ridgeway Avenue South, Lutherville, Md. 21093

Mr. Bruce E. Doak, c/o Gerhold, Cross & Etzel
320 East Towson Town Blvd., Suite 100, Towson, Md. 21286

People's Counsel; File

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at #11222 RIDGEWAY AVENUE SOUTH
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached
hereto and made a part hereof, hereby petition for a Variance from Section(s)

Section 400.1 BCZR: To permit an existing accessory structure
(carport) in side and front yard in lieu of the
required rear yard

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or
practical difficulty)

Carport is existing and would be difficult and costly to relocate

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to
be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessor

(Type or Print Name)

Signature

Address

City

State

Zip

Phone No.

Signature

Address

City

State

Zip

Phone No.

With do solemnly declare and affirm, under the penalties of perjury, that they are the
legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

NEAL JACOBS x *Neal Jacobs*

Signature

Address

City

State

Zip

Phone No.

Signature

Address

City

State

Zip

Phone No.

11222 RIDGEWAY AVENUE SOUTH

LUTHERVILLE MARYLAND 21093

BRUCE E. DOAK-GERHOLD, CROSS & ETZEL

320 E. TOWSON TOWN BLVD., 21286 823-4470

ESTIMATED LENGTH OF HEARING: 1 hr. -

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 11/11/02 BY 2002

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSON TOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

November 3, 1993

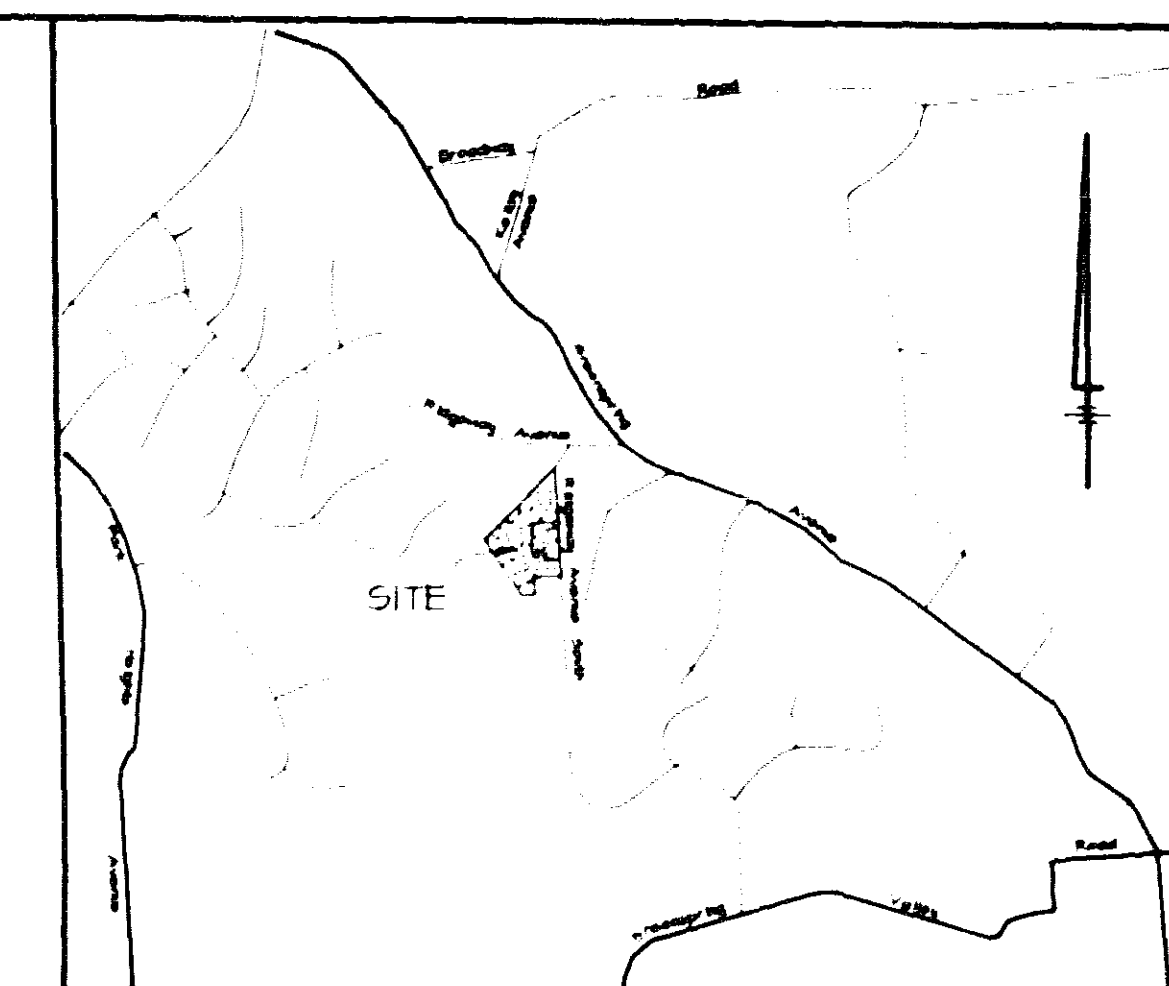
ZONING DESCRIPTION
THIRD DISTRICT
No. 11222 Ridgeway Avenue South
Third Councilmanic District

Beginning for the same in the bed of Ridgeway Avenue South,
at the northeast corner of proposed Lot No. 2 as shown on the
plat accompanying this Petition for Zoning Variances of the
Jacobs Property, said point of beginning being 1043.12 feet
measured southwesterly and southerly along the centerline of
Ridgeway Avenue South, from the center of Ridgeway Avenue, thence
leaving Ridgeway Avenue South and running and binding on the
outlines of proposed Lot No. 2 the three following courses and
distances vis: South 86 degrees 23 minutes 18 seconds West
300.00 feet, South 03 degrees 36 minutes 42 seconds East 145.58
feet and North 86 degrees 23 minutes 18 seconds East 300.00 feet
to the bed of Ridgeway Avenue South, thence running and binding
in the bed of Ridgeway Avenue South, North 03 degrees 36 minutes
42 seconds West 145.58 feet to the place of beginning.

Containing 1.003 acres, more or less.
43,674 square feet, more or less.

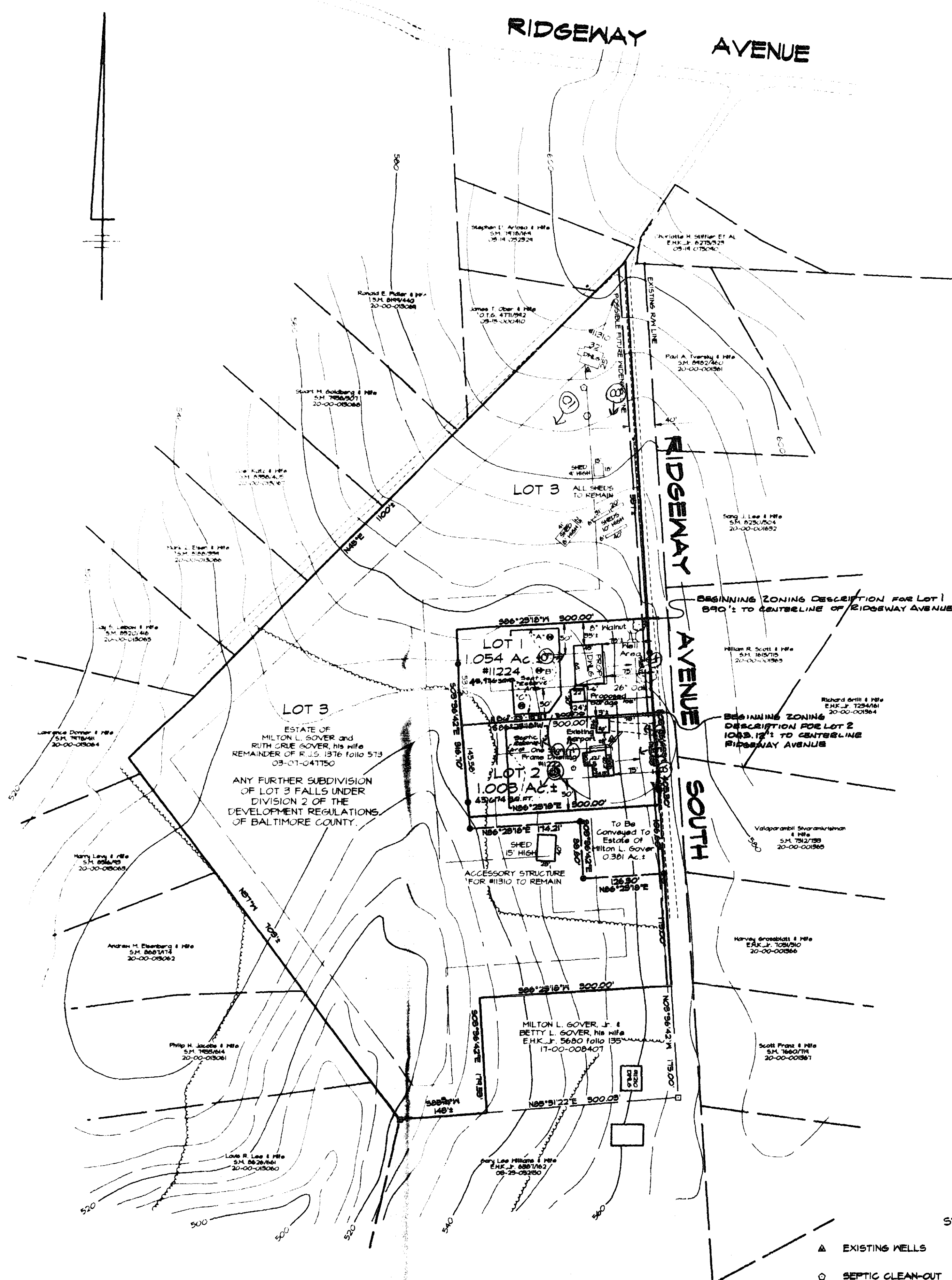


#208



VICINITY MAP

Scale: 1"=2000'



Ref No 2

VARIANCES REQUESTED

FOR LOT 1

- SECTION 400.3.3 BGR: TO PERMIT A SIDE YARD SETBACK FOR A PRINCIPAL DWELLING OF 35' IN LIEU OF REQUIRED 50'
- SECTION 400.1 BGR: TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) IN THE SIDE YARD IN LIEU OF REQUIRED REAR YARD

FOR LOT 2

- SECTION 400.1 BGR: TO PERMIT AN EXISTING ACCESSORY STRUCTURE (GARPORT) IN THE FRONT AND SIDE YARDS IN LIEU OF THE REQUIRED REAR YARD

DENSITY CALCULATIONS

ZONED RC-5	15.25 AC ±
GROSS AREA	
DENSITY PERMITTED	15.25 x 0.667 = 10.2
DENSITY UTILIZED AS OF 1993	2
ADDITIONAL LOTS PROPOSED	3
TOTAL	

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCES
JACOBS PROPERTY**

3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SEE MINOR SUBDIVISION #93-131-M
3rd COUNCILMANIC DISTRICT

OWNER/DEVELOPER/APPLICANT

NEAL JACOBS and CONSTANCE LYNN JACOBS, his wife
11222 RIDGEWAY AVENUE SOUTH
LUTHERVILLE, MARYLAND 21093
DEED REF. AREA, TAX ACCOUNT NO.
S.M. 8400/174 1.209 AC. 17-00-008406
S.M. 8400/171 0.542 AC. 21-00-008491
S.M. 8400/180 0.910 AC. 18-00-014092
TOTAL 2.661 AC.

SYMBOLS LEGEND

△ EXISTING WELLS	○ EXISTING SEPTIC DRY WELL
○ SEPTIC CLEAN-OUT	□ EXISTING DWELLINGS
CONTOURS	EXISTING ROADS & DRIVEWAYS
SOIL LINE	SLOPES ≥ 25%

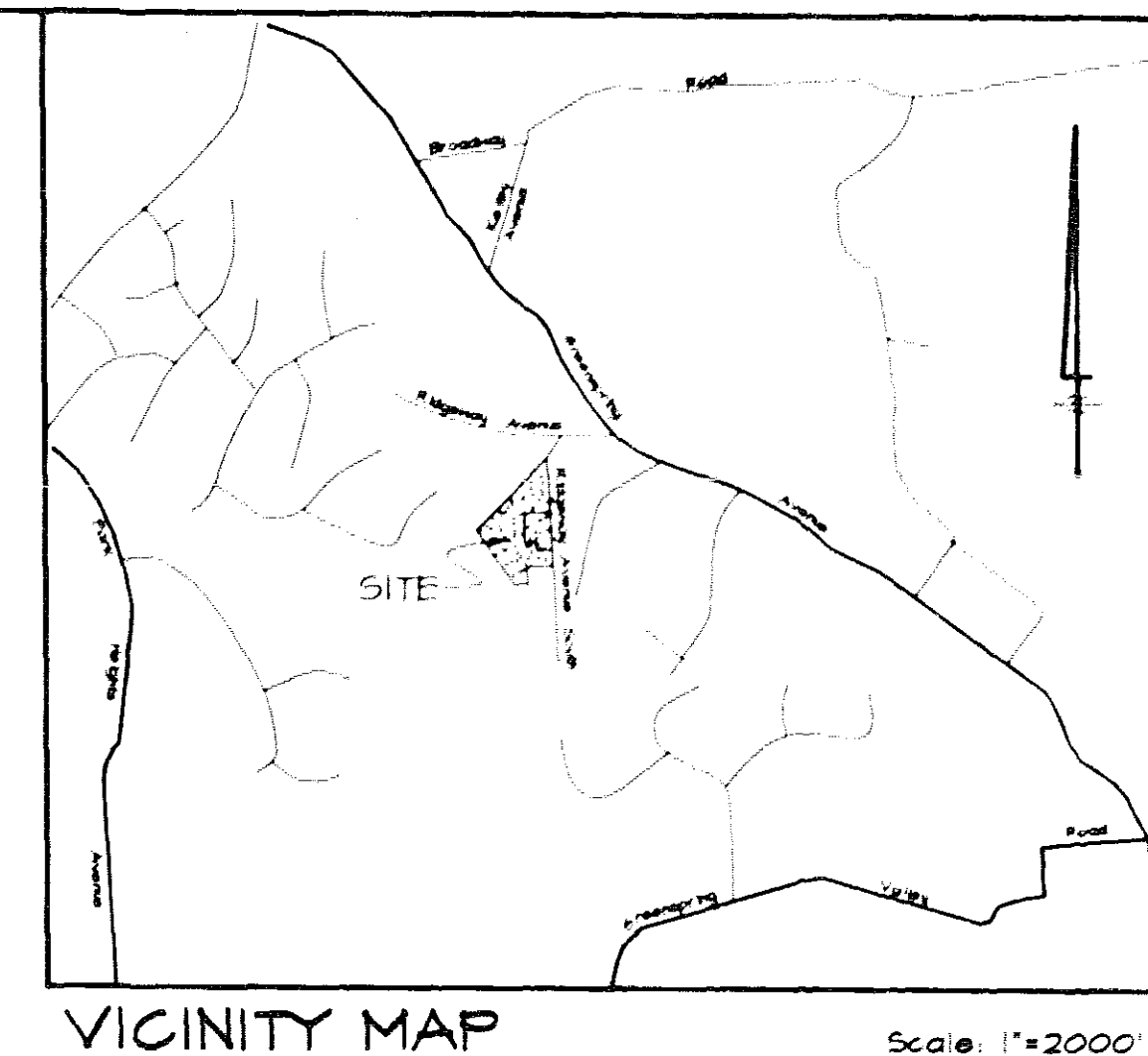
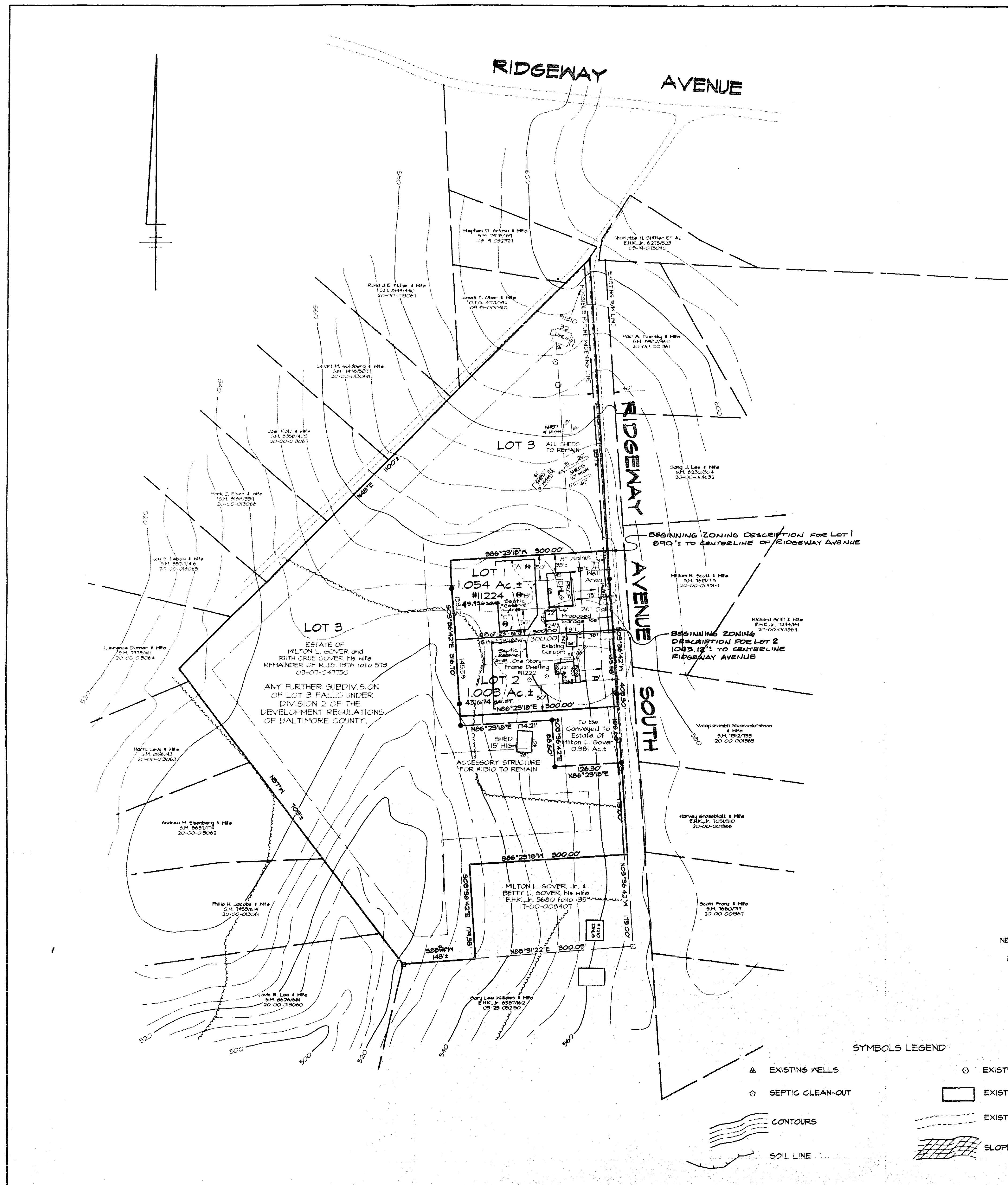
SCALE: 1"=100'

DATE: OCTOBER 27, 1993

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
920 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

DATE	REVISION
11-11-93	ADDITIONS
11-5-93	REVISIONS & ADDITIONS



VICINITY MAP

Scale: 1"=2000'

VARIANCES REQUESTED

FOR LOT 1

1. SECTION 1A043.5B3 BCZR. TO PERMIT A SIDE YARD SETBACK FOR A PRINCIPAL DWELLING OF 35' IN LIEU OF REQUIRED 50'
2. SECTION 4001 BCZR. TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) IN THE SIDE YARD IN LIEU OF REQUIRED REAR YARD.

FOR LOT 2

1. SECTION 4001 BCZR. TO PERMIT AN EXISTING ACCESSORY STRUCTURE (GARPORT) IN THE FRONT AND SIDE YARDS IN LIEU OF THE REQUIRED REAR YARD.

94-209-A

DENSITY CALCULATIONS

ZONED RC-5	15.25 Ac. ±
GROSS AREA	15.25 x 0.667 = 10.2
DENSITY PERMITTED	2
DENSITY UTILIZED AS OF 1993	2
ADDITIONAL LOTS PROPOSED	3
TOTAL	

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCES
JACOBS PROPERTY
3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SEE MINOR SUBDIVISION #93-131-M
3rd COUNCILMANIC DISTRICT

#209

SCALE: 1"=100' DATE: OCTOBER 27, 1993

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS

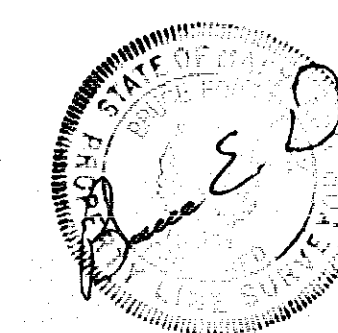
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

SYMBOLS LEGEND

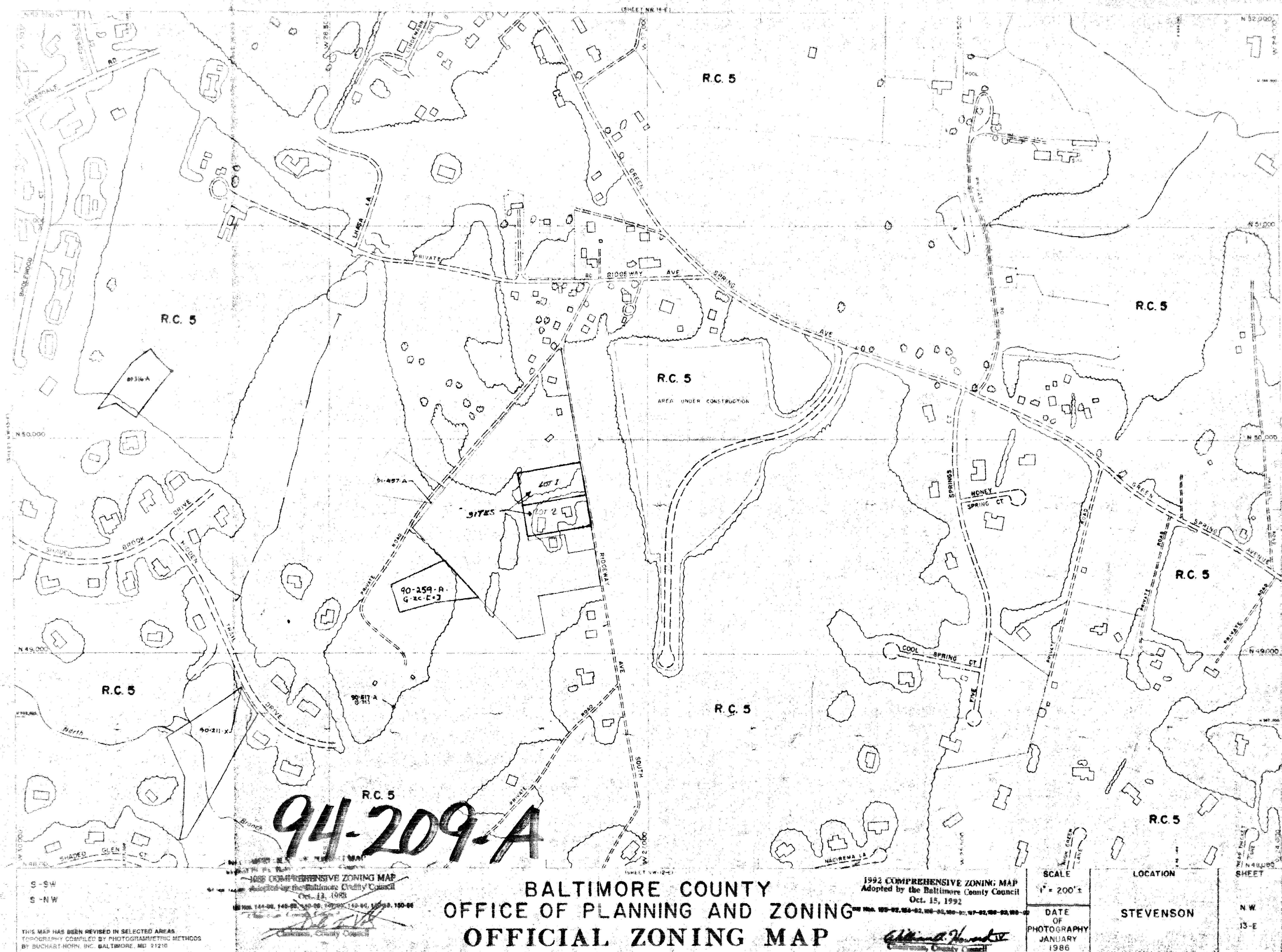
- ▲ EXISTING WELLS
- EXISTING SEPTIC DRY WELL
- EXISTING DWELLINGS
- SEPTIC CLEAN-OUT
- EXISTING ROADS & DRIVEWAYS
- CONTOURS
- SLOPES ≥ 25%
- SOIL LINE

OWNER/DEVELOPER/APPLICANT

NEAL JACOBS and CONSTANCE LYNN JACOBS, his wife
11222 RIDGEWAY AVENUE SOUTH
LUTHERVILLE, MARYLAND 21043
DEED REFS. AREA TAX ACCOUNT NO.
S.M. 8400/174 1.205 Ac. ± 17-00-008406
S.M. 8400/177 0.542 Ac. ± 21-00-008487
S.M. 8400/180 0.310 Ac. ± 19-00-014032
TOTAL 2.057 Ac. ±



DATE	REVISION
11-11-93	ADDITIONS
11-9-93	REVISIONS & ADDITIONS



#209

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2-4 Date of Posting: 12/12/93
Posted for: Neal Jacobs
Petitioner: Neal Jacobs
Location of property: 11222 Ridgeway Ave South
Location of Sign: 11222 Ridgeway Ave South
Remarks:
Posted by: Arnold Jablon
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/12/93
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12/93.

THE JEFFERSONIAN,
A. Henickson
LEGAL AD. - TOWSON

Baltimore County
Zoning Administration &
Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 11/16/93
Neal Jacobs - 11222 Ridgeway Ave South
Res Varian (010) - \$150.00
1512 (080) - \$135.00
Total - \$285.00

Account: R-001-6180
Number: 708
Item Number: 708
Total By: 285
Please Make Checks Payable To Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-208-A

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No.: 208
Petitioner: Neal Jacobs
Location: 11222 Ridgeway Ave South
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Neal Jacobs
ADDRESS: 11222 Ridgeway Ave South
Lutherville, MD 21093
PHONE NUMBER: 823-4470 (Engineer)

AJ:ggg

(Revised 04/09/93)

Item Number: 208
Planner: M.J.S.
Date Filed: 11/16/93

94-208-A

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

- The following information is missing:
- _____ Description, including accurate beginning point
 - _____ Actual address of property
 - _____ Zoning
 - _____ Acreage
 - _____ Plans (used 12, only submitted)
 - _____ 200 scale zoning map with property outlined
 - _____ Election district
 - _____ Councilmanic district
 - _____ BZZA section information and/or wording
 - _____ Hardship/practical difficulty information
 - _____ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - _____ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - _____ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
 - _____ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
 - _____ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - _____ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)
11/17/93

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204.

Room 106, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-208-A (Item 208)
11222 Ridgeway Avenue South
W/S Ridgeway Avenue South, 1043.12' S of c/s Ridgeway Avenue
3rd Election District - 3rd Councilmanic
Petitioner(s): Neal Jacobs and Constance Lynn Jacobs

HEARING: FRIDAY, DECEMBER 17, 1993 at 10:00 a.m. in Room 106, County Office Building.

Variance to permit an existing accessory structure (carport) in side and front yard in lieu of the required rear yard.

Arnold Jablon
Director

cc: Neal and Constance Jacobs
Bruce E. Drah

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 7, 1993

Mr. and Mrs. Neal Jacobs
11222 Ridgeway Avenue South
Lutherville, Maryland 21093

RE: Case No. 94-208-A, Item No. 208
Petitioner: Neal Jacobs, et ux
Petition for Variance

Dear Mr. and Mrs. Jacobs:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on November 16, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-24-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: BALTIMORE CO.
Item No: 208 (MTK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for DAVID N. RAMSEY, ACTING CHIEF
John Comestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 29, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 200, 202, 204, 205, 206, 207, 208, 209, 210, 213, 216 and 217.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Cheryl L. Burns

PK/JL:lw

ZAC.202/PZONE/ZAC1



DECEMBER 7, 1993

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3610
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING AGENDA: MEETING OF NOVEMBER 29, 1993

Property Owner: Jerome A. Siegel, at al
Location: #6500 Block Baltimore National Pike -- Pike Park Plaza
Item No.: #210 (JCM)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Round Hollow Limited Partnership
Location: #1015 York Road
Item No.: #215 (JJS)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Giles Building and Development Company
Location: #6918 Ridge Road - Fuller Medical Center
Item No.: #216 (MJK)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Frost Brothers Development Corporation
Location: #5 Russell Frost Court
Item No.: #217 (JRF)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Manor Farm Homes, Inc.
Location: #8 Clarion Court
Item No.: #206 (JRF)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Arthur Smith & Arlene Smith
Location: #950 Seneca park Road
Item No.: #207 (MJK)

MICROFILMED

Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Neal Jacobs and Constance Lynn Jacobs
Location: #11222 & #11224 Ridgeway Avenue South
Item No.: 208 & 209 (MJK)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Terry A. Greenwood and Joan Greenwood
Location: #4020 North Point Road
Item No.: #211 (JJS1)
Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Sophia Gertrude Sauerbrey & Norris Fridinger,
Personal Representative
Location: Beldeale Courts
Item No.: #212 (WCR)
Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Richard Borschuk
Location: #3317 Whitesway Road
Item No.: #213 (JLL)
Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Stephen Curtis McElroy & Donna Kimberly McElroy
Location: #7408 Park Drive
Item No.: #214 (JJS)
Comments: 7. The Fire Prevention Bureau has no comments at this time.

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments are applicable and required to be corrected or incorporated into the final plans for the property.

REVIEWER: *Robert Sauerwald*
Fire Prevention Bureau
Lieutenant Robert Sauerwald, 887-4880

PLEASE PRINT CLEARLY

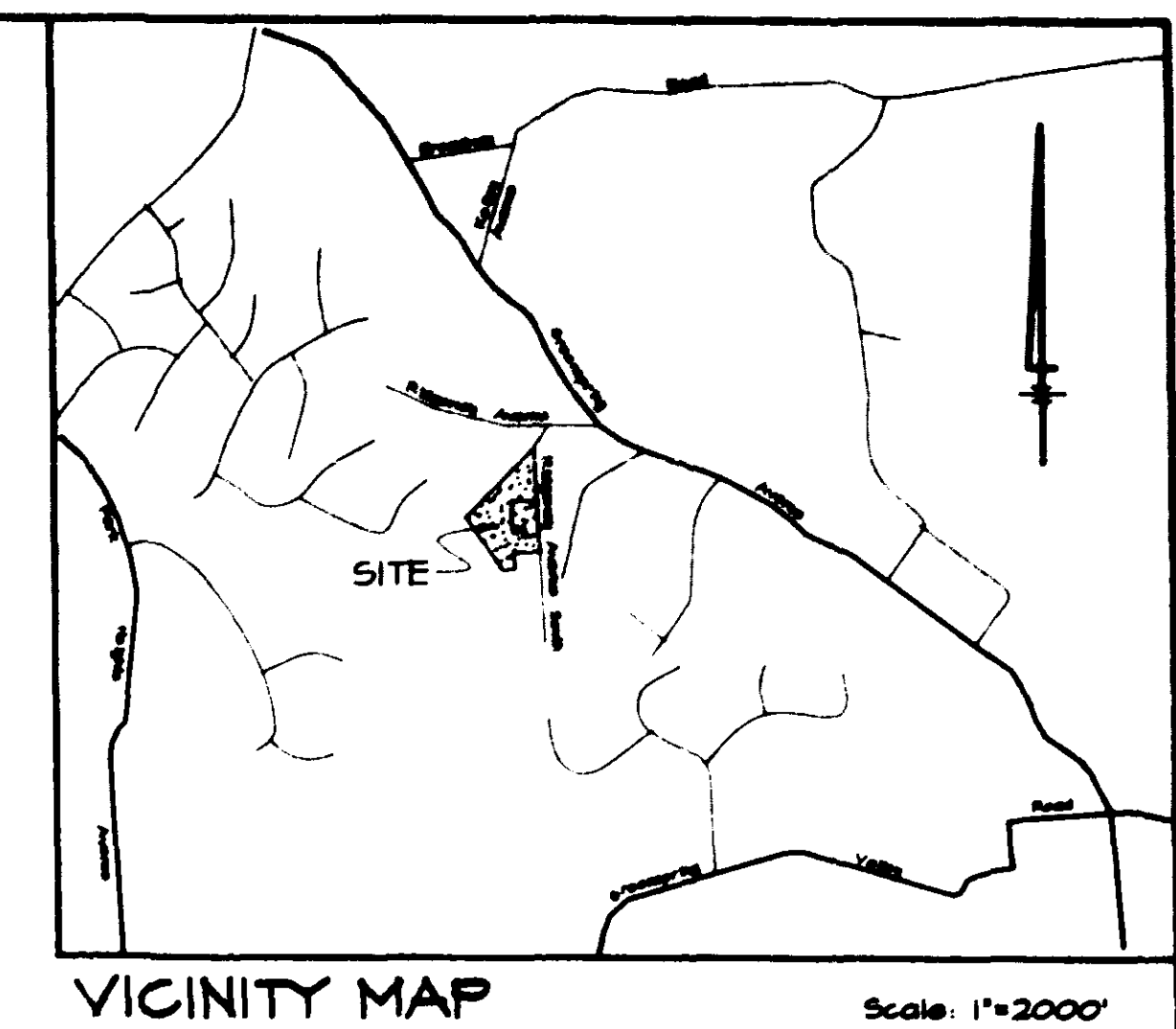
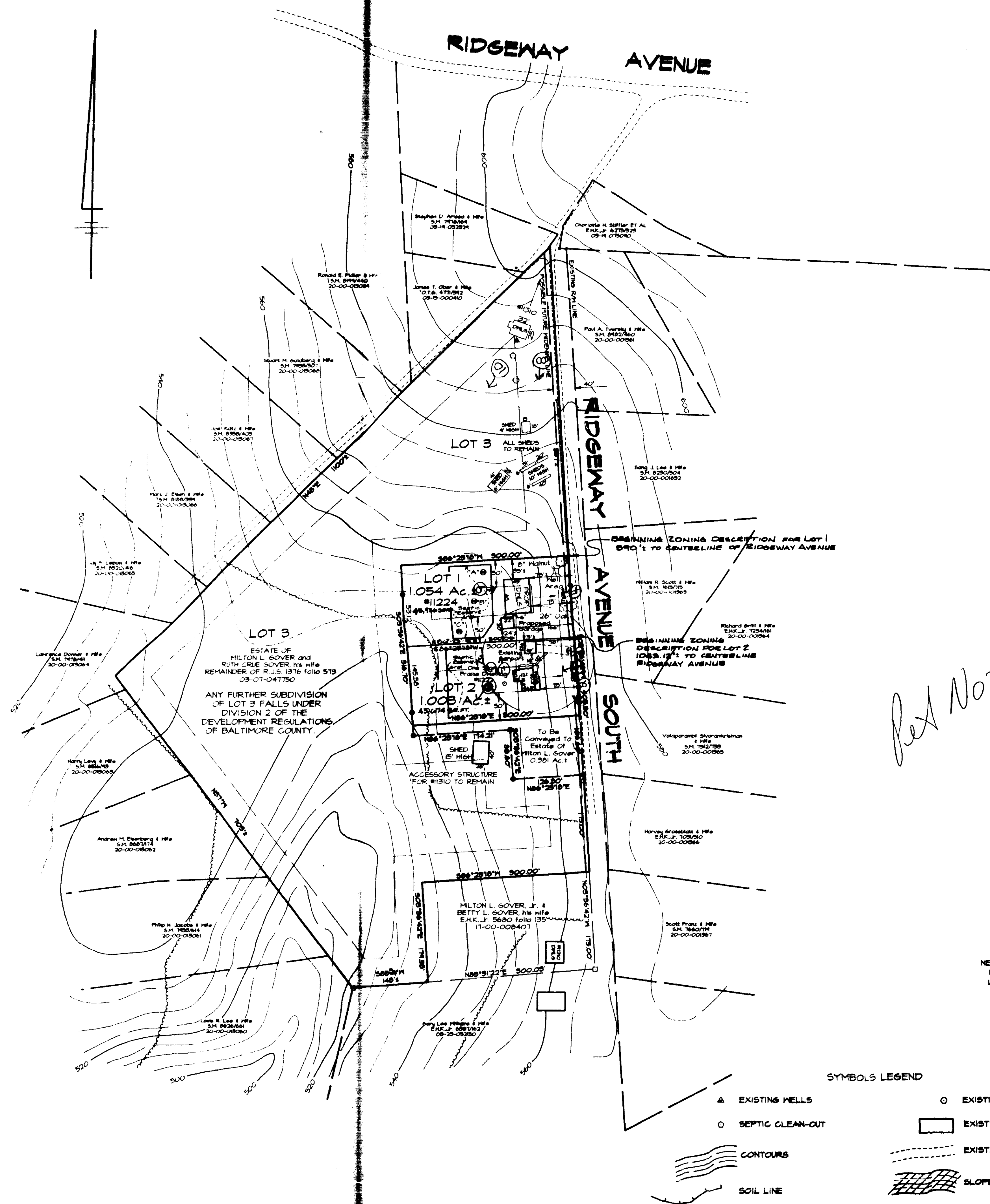
CITIZEN SIGN-IN SHEET

NAME: M. LORRAINE GOVER ADDRESS: 11210 RIDGEWAY AVE SOUTH
LUTHERVILLE, MD 21093

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: BRUCE E. DONN ADDRESS: 3015 TRANSMISSION BLVD
DEW TAKES 11220 RIDGEWAY AVE S



VICINITY MAP

Scale: 1"=2000'

VARIANCES REQUESTED

FOR LOT 1

- SECTION 1A04.3.b.5 BCZR. TO PERMIT A SIDE YARD SETBACK FOR A PRINCIPAL DWELLING OF 35' IN LIEU OF REQUIRED 50'.
- SECTION 400.1 BCZR. TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) IN THE SIDE YARD IN LIEU OF REQUIRED REAR YARD.

FOR LOT 2

- SECTION 400.1 BCZR. TO PERMIT AN EXISTING ACCESSORY STRUCTURE (GARPORT) IN THE FRONT AND SIDE YARDS IN LIEU OF THE REQUIRED REAR YARD.

DENSITY CALCULATIONS

ZONED RC-3	15.25 Ac.±
GROSS AREA	
DENSITY PERMITTED	15.25 x 0.667 = 10.2
DENSITY UTILIZED AS OF 1945	2
ADDITIONAL LOTS PROPOSED	1
TOTAL	3

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCES
JACOBS PROPERTY

3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SEE MINOR SUBDIVISION #43-191-M
3rd COUNCILMANIC DISTRICT

MICROFILMED

SCALE: 1"=100'

DATE: OCTOBER 27, 1945

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
520 East Towsontown Boulevard
Towson, Maryland 21286
(410) 825-4470

OWNER/DEVELOPER/APPLICANT

NEAL JACOBS and CONSTANCE LYNN JACOBS, his wife
11222 RIDGEWAY AVENUE SOUTH
LUTHERVILLE, MARYLAND 21043
DEED REF. AREA TAX ACCOUNT NO.
S.M. 8400/174 1.205 Ac.± 17-00-008406
S.M. 8400/171 0.342 Ac.± 21-00-008487
S.M. 8400/180 0.310 Ac.± 19-00-014052
TOTAL 2.057 Ac.±

SYMBOLS LEGEND

- ▲ EXISTING WELLS
- EXISTING SEPTIC DRY WELL
- SEPTIC CLEAN-OUT
- EXISTING DWELLINGS
- EXISTING ROADS & DRIVEWAYS
- SLOPED & 25%
- CONTOURS
- SOIL LINE

DATE	REVISION
11-11-45	ADDITIONS
11-3-45	REVISIONS & ADDITIONS



IN RE: PETITIONS FOR VARIANCE W/S of
Ridgeway Ave. South, 1043.12' S
of the c/l of Ridgeway Avenue
(11222 Ridgeway Avenue South), &
W/S Ridgeway Avenue South, 890' S
of the c/l of Ridgeway Avenue
(11224 Ridgeway Avenue South) * BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. 94-209-A and
94-209-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as combined
Petitions for Variance for the subject properties, known as 11222 and 11224
Ridgeway Avenue South. The Petitions were filed by the owners of the
properties, Neal and Constance Jacobs. Within Case No. 94-209-A, the
Petitioners seek relief from Section 400.1 of the Baltimore County Zoning
Regulations (B.C.Z.R.) to permit an existing accessory structure (carport)
to be located in the side and front yards in lieu of the required rear
yard for the property known as 11222 Ridgeway Avenue South. In Case No.
94-209-A, the Petitioners seek relief from Section 1A04.3.b.3 of the
B.C.Z.R. to permit a side yard setback of 35 feet in lieu of the required
50 feet for a proposed dwelling, and from Section 400.1 of the B.C.Z.R. to
permit an accessory structure (proposed garage) to be located in the side
yard in lieu of the required rear yard for the property known as 11224
Ridgeway Avenue South. The relief sought in both cases is more particular-
ly described on the site plans marked as Petitioner's Exhibits 1.

Appearing on behalf of the Petitions were Neal Jacobs, legal
owner, and Bruce E. Doak, a Professional Land Surveyor who prepared the
site plan for the subject properties. Appearing as an interested party was
M. Lorraine Gover, a member of the family which owns an adjacent parcel.
There were no Protestants present.

Testimony and evidence presented revealed that the two lots which
are the subject of these Petitions were originally part of a larger tract
owned by the Gover family. That tract was comprised of approximately 15.25
acres, zoned R.C. 5. The R.C. 5 zoning remains in effect today and is
applicable to the lots in question. The Petitioners acquired a 2-acre lot
from the Gover family approximately 4 years ago. At that time, the proper-
ty was improved with the existing dwelling and carport now known as 12222
Ridgeway Avenue South. The Petitioners have apparently resided on this
property for the past 4 years. Recently, the Petitioners subdivided their
property to create two lots. In order to complete this subdivision, it
was determined that they would acquire additional property from the Gover
family. Actually, their acquisition was by an exchange of a portion of
the property previously purchased by the Petitioners 4 years ago. As
shown on the site plans, the Petitioners are to convey an irregularly
shaped parcel to the south of the subject property to the Gover family in
exchange for additional land to the north of the subject site. When this
exchange is completed, the Petitioners will then subdivide their property
to create two building lots. Proposed Lot 2 will be comprised of 1.008
acres and contain the existing improvements. Proposed Lot 1, which will
be comprised of 1.054 acres, is proposed to be developed with a single
family dwelling and detached garage. The Petitioners intend to move into
the new dwelling when completed and sell their present home on Lot 2.

As noted above, variances are required for both lots. For Lot 1,
a variance is needed to permit a setback distance from the side property
line of 35 feet in lieu of the required 50 feet for the proposed dwelling.
This setback is needed on the north side of the lot adjoining the Gover
property. It is to be noted that the balance of the Gover property is

- 2 -

unimproved, but for several sheds and outbuildings. Also requested for
Lot 1 is a variance to permit the proposed garage to be located in the
side yard on the south side of the property. As to Lot 2, a variance is
needed to legitimize the location of the existing carport. This carport is
a detached structure and is located on the north side of the lot towards
the front of the property.

Any Petition for Variance filed under the B.C.Z.R. is governed by
Section 307.1 thereof which requires that the Petitioner satisfy three
requirements. First, it must be shown that strict compliance with area
requirements would cause practical difficulty or undue hardship upon the
Petitioners. In essence, to prove practical difficulty for an area vari-
ance, the Petitioners must show that strict compliance with the require-
ments would unreasonably prevent the use of the property for a permitted
purpose or render conformance with the statute unnecessarily burdensome.
The Petitioner must also show that the relief requested can be granted so
as not to be detrimental to the surrounding locale. Lastly, Section 307
requires that the relief granted be within the spirit and intent of the
B.C.Z.R.

In this case, I am persuaded that the Petitioners have met their
burden and that the variances should be granted. As to the variance relat-
ing to the existing carport, it is to be particularly noted that this is
necessary to legitimize an existing use. The carport and dwelling on Lot
2 have existed on the property for many years. Thus, approval of the vari-
ance for the carport in this instance is appropriate. Moreover, the re-
quested variance for both the proposed garage and existing carport is
justified due to site constraints imposed by the topography of the land.
That is, it is to be noted that both lots slope to the rear and are densely

- 3 -

wooded. Placement of the proposed garage and existing carport on the
front portion of the lots is warranted in that construction in the rear is
prohibited by site constraints. Moreover, limiting the area to be de-
veloped by construction to the front portion of the lots is particularly
appropriate so as to prevent any impact on the residential properties to
the rear. For all of these reasons, relief from the strict application of
Section 400.1 of the B.C.Z.R. should be granted.

As to the side yard setback issue, I am also persuaded that the
relief requested should be granted. As noted above, the surrounding prop-
erty owned by the Gover family is unimproved and thereby there will be no
detriment to the adjacent parcel by the granting of this variance. Again,
the site constraints imposed by the slope of the property and densely
wooded nature of the rear of the lots warrant a granting of the variance.
Construction of a garage and dwelling on proposed Lot 1 must be made by
side in order to locate both on the property. Thus, a reduced setback
will result and is appropriate in this instance. For all of these rea-
sons, I will grant the variances requested. In my view, the petitioners
have met their burden at law and the granting of the variances is appropri-
ate.

Pursuant to the advertisement and posting of the property, and
public hearing on these Petitions held, and for the reasons given above,
the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore
County this 30th day of January, 1994 that the Petition for Variance in
Case Nos. 94-209-A seeking relief from Section 400.1 of the Baltimore County
Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure
(carport) to be located in the side and front yards in lieu of the re-

- 4 -

quired rear yard of the property known as 11222 Ridgeway Avenue South, in
accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,
IT IS FURTHER ORDERED that the Petition for Variance in Case No.
94-209-A seeking relief from Section 1A04.3.b.3 of the B.C.Z.R. to permit
a side yard setback of 35 feet in lieu of the required 50 feet for a pro-
posed dwelling, and from Section 400.1 of the B.C.Z.R. to permit an acces-
sory structure (proposed garage) to be located in the side yard in lieu of
the required rear yard of the property known as 11224 Ridgeway Avenue
South, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED,
subject to the following restriction:

- 1) The Petitioners may apply for their building
permit and be granted same upon receipt of this Order;
however, Petitioners are hereby made aware that pro-
ceeding at this time is at their own risk until such
time as the 30-day appellate process from this Order
has expired. If, for whatever reason, this Order is
reversed, the relief granted herein shall be rescinded.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

January 3, 1994

(410) 887-4386

Mr. & Mrs. Neal Jacobs
11222 Ridgeway Avenue South
Lutherville, Maryland 21093

RE: PETITIONS FOR VARIANCE
W/S of Ridgeway Avenue South,
1043.12' S of the c/l of Ridgeway Avenue
(11222 Ridgeway Avenue South); and
W/S Ridgeway Avenue South, 890' S of the c/l of Ridgeway Avenue
(11224 Ridgeway Avenue South)
Neal Jacobs, et ux - Petitioners
Case Nos. 94-209-A and 94-209-A

Dear Mr. & Mrs. Jacobs:

Enclosed please find a copy of the decision rendered in the
above-captioned matter. The Petitions for Variance were granted in accor-
dance with the attached Order.

In the event any party finds the decision rendered is unfavor-
able, any party may file an appeal to the County Board of Appeals within
thirty (30) days of the date of this Order. For further information on
filing an appeal, please contact the Zoning Administration and Development
Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. M. Lorraine Gover
11310 Ridgeway Avenue South, Lutherville, Md. 21093

Mr. Bruce E. Doak, c/o Gerhold, Cross & Etzel
320 East Towson Town Blvd., Suite 100, Towson, Md. 21286

People's Counsel; File



Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at #11224 RIDGEWAY AVENUE SOUTH
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached
herein and made a part hereof, hereby petition for a Variance from Section(s)
Section 1A04.3b.3B.C.Z.R. To permit a side yard setback for a principal
dwelling of 35' in lieu of the required 50'
Section 400.1B.C.Z.R. To permit accessory structure (garage) in the side
yard in lieu of the required rear yard.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or
practical difficulty)
The lot size and configuration does not allow for following setback
and siting requirements

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to
be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contact Purchaser/Leasee

Name of First Name

Signature

Address

City

Name of Petitioner

Name of First Name

Signature

Address

City

Legal Owner(s)

Name of First Name

Signature

Address

City

Name of Petitioner

Name of First Name

Signature

Address

City

State

Zip

Phone No.

Estimated Length of Hearing

Estimated Length of Hearing

Estimated Length of Hearing

Estimated Length of Hearing

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSON TOWN BOULEVARD
TOWSON, MARYLAND 21286-8318
410-823-4470
FAX 410-823-4473

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSON TOWN BOULEVARD
TOWSON, MARYLAND 21286-8318
410-823-4470
FAX 410-823-4473

November 3, 1993

ZONING DESCRIPTION
THIRD DISTRICT
No. 11224 Ridgeway Avenue South
Third Councilmanic District

Beginning for the same in the bed of Ridgeway Avenue South,
at the northeast corner of proposed Lot No. 1 as shown on the
plat accompanying this Petition for Zoning Variances of the
Jacobs Property, said point of beginning being 890 feet measured
southwesterly and southerly along the centerline of Ridgeway
Avenue South, from the center of Ridgeway Avenue, thence leaving
Ridgeway Avenue South, and running and binding on the outlines of
proposed Lot No. 1 the three following courses and distances viz:
South 86 degrees 23 minutes 18 seconds West 300.00 feet, South 03
degrees 36 minutes 42 seconds East 153.12 feet and North 86
degrees 23 minutes 18 seconds East 300.00 feet to the bed of
Ridgeway Avenue South, thence running and binding in the bed of
Ridgeway Avenue South, North 03 degrees 36 minutes 42 seconds
West 153.12 feet to the place of beginning.

Containing 1.054 acres, more or less.
43,936 square feet, more or less.

Bruce E. Doak

209

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3-4 Date of Posting: 11/16/93
Posted for: Neal Jacobs
Petitioner: Neal Jacobs
Location of property: 11224 Ridgeway Ave. S.
Location of Sign: 11224 Ridgeway Ave. S. Property
Remarks: Neal Jacobs
Posted by: Neal Jacobs Date of return: 12/16/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/12, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12, 1993

THE JEFFERSONIAN,
A. Henrickson
LEGAL AD. - TOWSON

Baltimore County Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: B-001-6180
Number: 94-209-A
Date: 11/16/93
Item Number: 209
Taken By: MJK
Neal Jacobs - 11224 Ridgeway Ave South
Res Varance (010) - \$ 50.00
1 sign (080) - \$ 35.00
Total - \$ 85.00

01A0180072WICMC
C010120M11-16-93 \$85.00
Please Make Checks Payable To Baltimore County

receipt

Baltimore County Government
Office of Zoning Administration
and Development Management

#209

94-209-A
111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 209

Petitioner: Neal Jacobs

Location: 11224 Ridgeway Ave South

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Neal Jacobs

ADDRESS: 11224 Ridgeway Ave South

Lutherville, MD 21093

PHONE NUMBER: 823-4470

AJ/ggs

(Revised 04/09/93)

Item Number: 209
Planner: MJK
Date Filed: 11-16-93

94-209-A

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the Zoning Advisory Committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

- The following information is missing:
- ☐ Descriptions, including accurate beginning point
 - ☐ Actual address of property
 - ☐ Zoning
 - ☐ Acreage
 - ☐ Plans (need 12, only 1 submitted)
 - ☐ 200 scale zoning map with property outlined
 - ☐ Election district
 - ☐ Councilmanic district
 - ☐ B22B section information and/or wording
 - ☒ Hardship/practical difficulty information
 - ☐ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
 - ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
 - ☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)
11/17/93

111 West Chesapeake Avenue
Towson, MD 21204

NOVEMBER 24, 1993

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-209-A (Item 209)
11224 Ridgeway Avenue South
W/S Ridgeway Avenue South, 890' S of c/l Ridgeway Avenue
3rd Election District - 3rd Councilmanic
Petitioner(s): Neal Jacobs and Constantine Lynn Jacobs
HEARING: FRIDAY, DECEMBER 17, 1993 at 10:00 a.m. in Rm. 106, County Office Building.

Variance to permit a side yard setback for a principal dwelling of 35 feet in lieu of the required 50 feet; and to permit an accessory structure (garage) in the side yard in lieu of the required rear yard.

Arnold Jablon
Arnold Jablon
Director

cc: Neal and Constantine Jacobs
Bruce E. Book

- NOTES: (1) ZONING CASE & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARING HAS RESCHEDULED ACCORDINGLY; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

111 West Chesapeake Avenue
Towson, MD 21204

December 7, 1993

(410) 887-3353

Mr. and Mrs. Neal Jacobs
11224 Ridgeway Avenue South
Lutherville, Maryland 21093

RE: Case No. 94-209-A, Item No. 209
Petitioner: Neal Jacobs, et ux
Petition for Variance

Dear Mr. and Mrs. Jacobs:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on November 16, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-24-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: BALTIMORE COUNTY
Item No: 94-209-A (MJK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID N. RAYSEY, ACTING CHIEF
John Conestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2888 Statewide Toll Free
Mailing Address: P.O. Box 910 • Baltimore, MD 21202-0917
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 29, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 200, 202, 204, 205, 206, 207, 208, 209, 210, 213, 216 and 217.
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Emily L. Kerns

PK/JL:lw

ZAC. 202/PBOWR/ZAC1

Baltimore County Government
Department of Permits and Licenses



DECEMBER 7, 1993

111 West Chesapeake Avenue
Towson MD 21204 (410) 887-3610
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING AGENDA: MEETING OF NOVEMBER 29, 1993

Property Owner: Jerome A. Siegel, et al
Location: #6500 Block Baltimore National Pike -- Pike Park Plaza
Item No.: #210 (JCM)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Round Hollow Limited Partnership
Location: #1015 York Road
Item No.: #215 (JJS)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Giles Building and Development Company
Location: #6918 Ridge Road - Fuller Medical Center
Item No.: #216 (MJK)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Frost Brothers Development Corporation
Location: #5 Russell Frost Court
Item No.: 217 (JRF)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Manor Farm Homes, Inc.
Location: #8 Clarion Court
Item No.: 206 (JRF)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

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Location: #950 Seneca Park Road
Item No.: 207 (MJK)

Comment: 7. The Fire Prevention Bureau has no comments at this time.

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Location: #11222 & #11224 Ridgeway Avenue South
Item No.: 208 & 209 (MJK)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

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Location: #4020 North Point Road
Item No.: #211 (JJS)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Sophia Gertrude Sauerbrey & Norris Fridinger,
Personal Representative
Location: Beldale Courts
Item No.: #212 (WCR)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Richard Berschuk
Location: #3317 Whitesway Road
Item No.: #213 (JLL)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Stephen Curtis McElroy & Donna Kimberly McElroy
Location: #7408 Park Drive
Item No.: 214 (JJS)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments are applicable and required to be corrected or incorporated into the final plans for the property.

REVIEWER: *[Signature]*
Fire Prevention Bureau
Lieutenant Robert Sauerwald, 887-4880

